



**City of Tigard Comprehensive Plan
Community Policy Interest Team Meeting Agenda
Thursday, July 19, 2007
6:30-8:30 pm
Red Rock Creek Meeting Room, City Hall,
13125 SW Hall Blvd.**

Agenda for Meeting #3

6:30 – 6:40	Welcome Meeting Objectives Introductions	Sean Farrelly All
6:40 – 7:10	Review and Discussion of Draft Economy and Historic Resources Policies	Sean Farrelly
7:00 – 8:15	Overview of Draft Action Measures for Housing, Economy, and Historic Resources Discussion: - additions - changes - deletions	Sean Farrelly All
8:15 – 8:30	Overview of Next Meeting Agenda Closing Comments Adjourn	



COMMUNITY
POLICY BUILDING BLOCKS

Goal

7.1 Provide the opportunity for a variety of housing types to meet the diverse housing needs of current and future residents.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> A variety of housing types are needed to meet the diverse needs of current and future residents</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none"> Residents vary in income, household and family size, age, etc. with different housing needs. The needs of young people and elderly. The needs of future residents may differ from today (due to demographics.) Zoning allows opportunities for single-family detached and attached housing with a variety of lot sizes, as well as condominiums and apartments. Mixed use residential in close proximity to retail, restaurants and transit. 	<p><u>Policies</u></p> <p>7.1.1 The City shall support zoning that provides opportunities for a variety of housing types and tenures that meet the needs, preferences, and financial capabilities of Tigard’s households now and in the future.</p> <p><u>Action Measures</u></p> <p>i. Update the city’s Buildable Land Inventory regularly to monitor the rate of development.(CP)</p> <p>ii. Include a broad range of zoning districts in the Tigard Community Development Code which allow for a variety of housing types and comply with the adopted Metropolitan Housing Rule 50-50 mixture of single family and attached or multiple family at 10 units to the net acre on buildable vacant land).(CP)</p> <p>iii. Allow for manufactured homes in all residential zoning districts. (CP)</p> <p>iv. The City shall provide for opportunities for proposals to develop specialized housing for the area's senior citizens and</p>

	<p>handicapped based on the needs of these groups by:</p> <ul style="list-style-type: none"> a. Making information available on subsidizing programs; b. Allowing special use housing for these groups in all development districts; c. Requiring the needs of the handicapped to be considered as a part of the Site Design Review process. (CP) <p>v.</p>
--	--

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Housing opportunities that are affordable to all incomes should be available.</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none"> • Workforce housing is a growing need. • Affordable housing is a regional issue. • Metro has a voluntary production goal for affordable housing for each jurisdiction. It was recommended that Tigard set a voluntary goal of 319 affordable housing units, but it was not adopted. The City does not produce or maintain housing units. The need for affordable housing exceeds this number. • Public/private partnerships and cooperation with Washington County • The City of Tigard provides tax abatement and a fee subsidy program for affordable housing. 	<p><u>Policies</u> 7.1.2 The City shall provide incentives and programs (resources) to promote the development and maintenance of affordable housing.</p> <p><u>Action Measures</u></p> <ul style="list-style-type: none"> i. Continue the fee subsidy program to offset fees and charges imposed on affordable housing development. The guidelines for the award of the competitive funds will give high consideration to projects that facilitate the dispersal of affordable housing within the City where it is close to services and transportation. (CP) ii. Continue outreach to communicate affordable housing incentives. (TBT) iii. Strengthen ties between City, Washington County and other Washington County cities to jointly provide affordable housing. (TBT) iv. Include an affordable housing component to Downtown

Urban Renewal District. (Staff)

v. Coordinate with the Washington County Housing Authority, private non-profit housing corporations, H.U.D. and other Federal, State and regional agencies for the provision of subsidized housing programs in Tigard. (CP)

vi. Determine through census figures, surveys and organizational reports, such as those prepared by the area Agency on Aging, the extent of the City's need and projected need in the area of low and moderate income housing, senior housing and specialty housing. The City shall encourage the development of such housing types to meet the identified and projected needs. (CP)

vii. Maintain its long standing intergovernmental agreement with the Washington County Housing Authority that, among other provisions, emphasizes the supply of new Authority-owned affordable housing at dispersed sites within the community. (CP)

viii.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Housing should be a priority in the Downtown Urban Renewal Area, Washington Square Regional Center, and other mixed use areas.</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none"> • Tigard Downtown Improvement Plan calls for an “urban village.” • Housing, transit, retail, employment and services in close proximity can reduce automobile trips and the need to own a car (or multiple cars). • Urban Renewal District- will focus public spending in district. • Makes bicycling and walking more feasible. 	<p><u>Policies</u> 7.1.3 The City shall provide incentives to maximize the geographic link between housing and multi-modal transportation, retail, services, and employment.</p> <p><u>Action Measures</u></p> <p>i. Increase opportunities for higher density mixed use development in the Downtown Urban Renewal District, Washington Square Regional Center, Tigard Triangle, and designated Corridors, to enable residential to be located in close proximity to retail, employment, and public facilities, such as transit and parks. (staff)</p> <p>ii. Encourage housing development to occur, to the greatest extent possible, on designated buildable lands in areas where public facilities and services can be readily extended to those lands. (CP)</p> <p>iii. Encourage the development of housing at transit-supportive densities near transit routes, especially where parks or schools are present, to ensure that the benefits of the public’s investment in those facilities are available to as many households as possible. (staff)</p> <p>iv.</p>

Goal

7.2 Maintain a high level of residential livability.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Accommodating growth while protecting the character and livability of established neighborhoods.</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none">• How to define livability?• New development in existing neighborhoods should be compatible and complementary.• Metro residential capacity- 3,027 additional units.• Neighborhood involvement in decisions• Open space, natural resources, re-naturing, preserve geographic features• Ability to use a variety of transportation• A variety of parks that meet community needs- new parks and upgrade existing	<p><u>Policies</u> 7.2.1 The City shall establish land use principles that promote and sustain livability in Tigard.</p> <p><u>Action Measures</u></p> <p>i. Accommodate growth while protecting character and livability in new and established neighborhoods. (TBT)</p> <p>ii. Ensure that new development in existing neighborhoods is compatible or complementary to present development. (staff)</p> <p>iii. Provide for the active involvement of neighborhood residents and property owners in decisions affecting their neighborhood. (staff)</p> <p>iv.</p>

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Housing units built and maintained to be safe</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none"> • Building code and permits ensure safety • The City has a Housing Inspection Program, Housing Emergency Fund (to assist occupants in housing found to be unsafe), and an Enhanced Safety Program (Police Dept. program to improve safety of rental properties.) 	<p><u>Policies</u></p> <p>7.2.2 The City shall ensure housing units of all types and tenures will be safely built and maintained.</p> <p><u>Action Measures</u></p> <p>i. Continue the Tigard Community Development Code Site Development Review, Conditional Development and Planned Development processes to review development proposals. (CP)</p> <p>ii. Continue to administer the Uniform Building Code on all applicable types of construction in Tigard. (CP)</p> <p>iii. Continue the Housing Inspection Program, Housing Emergency Fund (to assist occupants in housing found to be unsafe), and an Enhanced Safety Program to ensure safe housing. (CP-staff)</p> <p>iv. Encourage residents to utilize the various low interest loan and grant programs offered by the Washington County Office of Community Development through its Housing Rehabilitation Program. (CP)</p> <p>v. Enforce, where feasible, all nuisance ordinances that relate to site appearances and structural soundness. The City will encourage private property owners to comply with all nuisance and structural ordinances which will alleviate the financial burden of the City, and its taxpayers to enforce these ordinances. (CP)</p> <p>vi. Set reasonable rules in the Tigard Community Development Code for accessory buildings</p>

	<p>which will protect the character of existing residential neighborhoods. (CP)</p> <p>vii.</p>
--	---

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Residential development should incorporate sustainable elements.</p> <p><u>Other Building Blocks (information, actions and results)</u> Sustainability definition- development that doesn't negatively impact future generations. Strategies for sustainability:</p> <ul style="list-style-type: none"> • efficient use of land • conservation and restoration of natural resources • easy access to public transit, employment, services, parks, and pedestrian/bike paths • increased density along major public transit routes can reduce automobile trips. • easy access to resource efficient design and construction • the use of renewable energy resources • mixed use zoning can encourage working, living, and shopping in the same neighborhood. • State incentives for energy efficient site and building design, use of renewable building materials (commercial and rental), appliances, heating systems (single family residences). 	<p><u>Policies</u> 7.2.2 The City shall encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.</p> <p><u>Action Measures</u> i. Provide incentives and technical assistance to incorporate resource efficient technologies and materials (such as the use of native plants, stormwater management, Low Impact Development), in all new development. (PIT)</p> <p>ii. Place new residential developments at locations that increase potential ridership on the regional transit system. (staff)</p> <p>iii. Establish development patterns that combine residential with other compatible uses in mixed-use areas such as the Downtown, Washington Square Regional Center, Tigard Triangle, and Corridors. (staff)</p>

iv.

Goal

7.3 Provide for diversified economic development opportunities for present and future businesses and workforces.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Downtown Tigard Town Center, Washington Square Regional Center, Tigard Triangle, and Metro designated Corridors are important to Tigard's economic future</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none">• Tigard Downtown Improvement Plan: retain existing character, Urban Village.• Urban Renewal District- will focus public spending in district.• Main Street is a focal point for the community.• Metro has assigned housing and employment goals to Tigard• Future employment and housing• Enhance their character and identity• Requires resources• Housing can stimulate commercial areas	<p><u>Policies</u> 7.3.1 The City shall commit resources to promote growth and cohesive design in Downtown Tigard, Washington Square Regional Center, Tigard Triangle, and Metro designated Corridors to accommodate a significant portion of future employment and housing.</p> <p><u>Action Measures</u> (staff)</p> <ol style="list-style-type: none">i. Make public investments in infrastructure, such as streets and sidewalks to leverage desirable development, attract new businesses and retain existing ones in the Downtown Urban Renewal District.ii. Institute new land use regulations, including design regulations to ensure high quality development in the Downtown.iii. Develop an action plan for the Tigard Triangle.iv. Consider developing design guidelines for new commercial development.v.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> A city’s economy is connected to and impacted by the regional, state, national, and global economy.</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none"> • Organizations involved with economic issues on these levels- Tigard Area Chamber of Commerce, Metro, Washington County, Greenlight Greater Portland, WorkSystems, Inc., Portland Regional Partners for Business, the Westside Economic Alliance. • School district, neighboring cities 	<p><u>Policies</u> 7.3.2 <i>The City shall cooperate with local and regional economic development organizations and jurisdictions.</i></p> <p><u>Action Measures</u> (staff)</p> <ul style="list-style-type: none"> i. Coordinate economic development activities with Metro, Washington County, Greenlight Greater Portland, WorkSystems, Inc., Portland Regional Partners for Business, the Westside Economic Alliance, and other entities. ii. Improve communications with networks of businesses by regular updates with the Tigard Area Chamber of Commerce. iii. Produce a “Doing Business in Tigard” packet for businesses. iv. Improve data collection from Tigard Business Tax forms. v.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Retaining existing businesses and attracting new ones is important to Tigard.</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none"> • Communication with businesses • Local and small businesses • Economic Development program- economic gardening • Clustering of sectors • Program to recognize businesses that are important to the City 	<p><u>Policies</u></p> <p><i>7.3.3 The City shall sustain and support business development activities to retain, expand and recruit businesses.</i></p> <p><u>Action Measures</u> (staff)</p> <ul style="list-style-type: none"> i. Support sustainable economic development that conserves natural resources and minimizes environmental impacts by offering incentives to encourage sustainable practices among existing businesses and to attract sustainable industries (that meet specified criteria) to locate here. ii. Encourage the expansion and recruitment of industries that have clusters in Tigard. iii. Streamline the city process required to start or expand a business such as online permits and business tax applications iv. v.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> There are underutilized commercial and industrial properties in Tigard.</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none"> • Metro/State require jurisdictions to maintain an adequate supply of industrial and employment land for development. • Little vacant land for industrial development • Renovate and re-use existing buildings • Incentives for sustainable industries, practices <p>New commercial/industrial development should be well-designed, denser (to facilitate transportation options) with a mix of amenities to encourage a lively commercial sector.</p>	<p><u>Policies</u> 7.3.4 <i>The City shall encourage appropriate infill of underutilized industrial and commercial properties.</i></p> <p><u>Action Measures</u> (staff)</p> <ul style="list-style-type: none"> i. Support redevelopment of existing vacant and underutilized industrial and commercial lands rather than designating additional lands for these purposes. ii. Research strategies to clean-up and redevelop brownfields. iii. Comply with Metro’s standards retail and services development in Metro-designated Industrial Areas shall be limited to 5,000 sq. ft. of sales and service area in a single outlet or multiple outlets that occupy more than 20,000 sq. ft. of sales and service. iv.

Goal

7.4 Promote a vibrant and sustainable local economy that enhances the prosperity and livability of the community.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Action should be taken to maintain Tigard's continuing economic vitality.</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none">• Infrastructure- traffic and transit• Quality of life• Attract new businesses• Regional cooperation• Economic Development program• Balanced and sustainable economy• Retain and re-training workforces	<p><u>Policies</u></p> <p><i>7.4.1 The City shall promote a balanced, sustainable and long-term competitive economy.</i></p> <p><i>7.4.2 The City shall promote a multi-modal regional transportation system and investment in other public infrastructure that stimulates and supports long term economic development and business investment.</i></p> <p><u>Action Measures</u> (staff)</p> <p>i. Develop a formal local economic development program and strategy to ensure the City's continuing economic success.</p> <p>ii. Integrate economic development activities with the Community Investment Program.</p> <p>iii. Prioritize the development of a wireless internet system in Tigard.</p> <p>iv.</p> <p>v.</p>

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> A city's quality of life and livability can attract employers and innovators</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none"> • Improve appearance of commercial areas • Improve Downtown- catalyst projects • Open space • Arts and culture • Preserve and revive natural areas • Farmers market venue- indoor and outdoor 	<p><u>Policies</u></p> <p>7.4.3 <i>The City shall enhance Tigard's quality of life and livability to attract employers and innovators.</i></p> <p><u>Action Measures</u> (Staff)</p> <p>i.Ensure that new commercial development in mixed use and commercial zones in Tigard will have a high quality appearance by instituting design regulations, such as is currently used in the Tigard Triangle and Washington Square Regional Center.</p> <p>ii.Ensure an adequate supply of open space.</p> <p>iii. Define and develop Tigard's cultural, historic, recreational, educational and environmental assets as important marketing and image-building tools of the city's business districts and neighborhoods.</p> <p>iv. Support environmental conservation and enhancement activities for their contribution to the local economy and quality of life for residents, workers and wildlife in the city.</p> <p>v.</p>

Goal 7.5

Promote the preservation and protection of historically and culturally significant resources.

Policy Building Blocks	DRAFT POLICIES AND ACTION MEASURES:
<p><u>Policy Principle (Cornerstone)</u> Historically and culturally significant resources should be protected and preserved</p> <p><u>Other Building Blocks (information, actions and results)</u></p> <ul style="list-style-type: none">• Regulation vs. Incentives• Historic designation at the city, state, and national levels for public and private historic sites.• State program freezes property taxes on resources on the National Register of Historic Places (for 15 years)• Property owners rights• City Assistance	<p><u>Policies</u> 7.5.1 <i>The City shall actively promote the protection and preservation of historic and cultural resources and cooperate with organizations involved in their protection.</i></p> <p><u>Action Measures</u> (PIT)</p> <ol style="list-style-type: none">Promote and publicize historic resources.Support volunteer programs to preserve historic resources.Encourage rental and use of historic buildings, where appropriate.Consider holding city functions in historic buildings, where appropriate.Support efforts to obtain historic designation at the city, state, and national levels for public and private historic sites.

Key: CP= in present Comprehensive Plan

Staff= Developed by staff

PIT=developed by Policy Interest Team

TBT= Referenced from Tigard Beyond Tomorrow